



DCA Affordability Loss Risk Competitive Ranking Form

Overview

Applicants seeking points under *Appendix II: Scoring Criteria, Affordability Loss Risk* in the 2022 QAP should complete this form and submit it as minimum documentation.

Where indicated below, explain in the narrative box the value of the proposed property relative to the criterion and list any documentation provided in the application that substantiates the narrative. Within each individual criterion, applications will be ranked against one another. The onus is on the applicant to decide what and how much documentation and narrative text is necessary. DCA will not consider narrative word count in ranking applications.

Criteria Discussion

This section discusses how DCA translates the language of the QAP into separate rankings for competitive review.

First QAP Criterion: Urgency of needed preservation funding

A property's need for preservation funding is urgent if DCA resources are needed quickly to prevent negative resident outcomes:

- **Ranking 1. Resources are needed quickly** – Restricted and/or subsidized units may lose their affordability in the near future.
- **Ranking 2. Negative resident outcomes** – Absent restrictions and/or subsidies, residents would face a significant rent increase or displacement.

Second QAP Criterion: Local supply/demand gap for comparable affordable housing

If affordable units lose their restrictions and/or subsidies, then residents' ability to remain in the community would be constrained by the availability of comparable affordable units within the area.

- **Ranking 3. Comparable affordable housing** – Market information confirms the extent to which comparably affordable housing options are available in the community.

Criteria weights

The primary goal of this section is to prevent significant rent increases and displacement. Therefore, urgency is weighted more heavily than alternative housing options.

Ranking	Weight
Resources are needed quickly	1.5
Negative resident outcomes	1.5
Comparable affordable housing	1

Applicant Narratives and Evidence

The following three pages each comprise:

- Space for applicants to write a narrative for each criterion
- Space for applicants to list any supporting evidence provided
- Clarifying DCA guidance, where applicable.

Ranking 1. Resources are needed quickly

“Restricted and/or subsidized units may lose their affordability in the near future.”

Applicant list of evidence	<ul style="list-style-type: none">• <Name of first document>• <Name(s) of other documents>
Applicant narrative	<Type narrative here>

Ranking 2. Negative resident outcomes

“Absent restrictions and/or subsidies, residents would face a significant rent increase or displacement.”

DCA guidance	<p>Notes:</p> <ul style="list-style-type: none"> • Staff will rank applications based on information sources that have been pre-approved by DCA as eligible for consideration (see below). • Applicants are not required to provide a written narrative. However, applicants are welcome to use the narrative to highlight salient information from the documents that DCA has pre-approved for consideration. <p>Eligible documents:</p> <ul style="list-style-type: none"> • Market Feasibility Study • Appraisal (if provided with application) • Documents submitted for <i>Threshold Criteria, Occupied Developments</i> relating to household income • Project-based rental assistance contracts, if applicable <p>Applicants may request that additional documents be approved for consideration under this criterion through the Q&A process.</p>
Applicant list of evidence	<ul style="list-style-type: none"> • <Name of first document> • <Name(s) of other documents>
Applicant narrative	<Type narrative here>

Ranking 3. Comparable affordable housing

Market information confirms the extent to which comparably affordable housing options are, or are not, available in the community.

DCA guidance	<p>Notes:</p> <ul style="list-style-type: none"> • Staff will rank applications based on information sources that have been pre-approved by DCA as eligible for consideration (see below). • Applicants are not required to provide a written narrative. However, applicants are welcome to use the narrative to highlight salient information from the documents that DCA has pre-approved for consideration. <p>Eligible documents:</p> <ul style="list-style-type: none"> • Market Feasibility Study • Appraisal (if provided with application) <p>Applicants may request that additional documents be approved for consideration under this criterion through the Q&A process.</p>
Applicant list of evidence	<ul style="list-style-type: none"> • <Name of first document> • <Name(s) of other documents>
Applicant narrative	<Type narrative here>